

MEMORANDUM

AUGUST 18, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 64 zoning partitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	5	2		
Back Bay				
Beacon Hill	1			
Charlestown	5			2
Chinatown				1
City Proper				
Dorchester	7	4	3	1
East Boston	6	1		
Fenway	1			
Government Center				
Hyde Park	1	2	1	
Jamaica Plain	1	3		1
Kenmore				
Mattapan	1		1	
north End				
Roslindale		1		
Roxbury				
South Boston	1			
South Cove				
South End	2			
West Roxbury	2	1		

Allston-Brighton

Denial	Z-11748.	23 Egremont Road, convert seven to eight apartments.
Denial	Z-11766.	316 Summit Avenue, basement living space.
Approval	Z-11785.	41 Portina Road, replace porch.
Approval	Z-11802.	125 Western Avenue, microwave dish.
Approval	Z-11796.	120 Braintree Street, convert to office and accessory storage.
Approval	Z-11836.	1256 Soldiers Field Road, convert health club to research lab.
Approval	Z-11994.	444 Western Avenue, legalize six artists apartments/studios.

Beacon Hill

Approval	Z-11770.	71 Myrtle Street, roof deck addition.
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Charlestown

Approval	Z-11852.	322B Bunker Hill Street, addition.
Approval	Z-11780.	45 Old Rutherford Avenue, two family dwelling.
Approval	Z-11782.	35 Winthrop Street, basement space.
Deferral	Z-11797.	24-26 Washington Street, two family dwelling.
Deferral	Z-11832.	27 Common Street, extend apartment to basement.
Approval	Z-12031.	79 Bartlett Street, legalize three family dwelling.
Approval	Z-12084.	50 Old Rutherford Avenue, two family dwelling.

Chinatown

Deferral	Z-11803.	73-79 Essex Street, 18 apartments.
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Dorchester

Denial	Z-11820.	59 Minor Street, one to three family dwelling.
Denial without Prejudice	Z-11540.	19R Mt. Vernon Street, convert carriage house to one family dwelling.
Approval	Z-11779.	20 Franklin Street, legalize two family dwelling.
Denial	Z-11786.	7 Nelson Street, basement apartment.

Approval	Z-11788.	10 Norton Street, legalize three family dwelling.
Approval	Z-11790.	15 Dawes Street, enclose porches.
Approval	Z-11808.	8 Woodrow Avenue, one to two family dwelling.
Denial without Prejudice	Z-11810.	92 Maxwell Street, three family dwelling.
Denial	Z-11798.	324 Washington Street, office trailer for sale of used cars.
Denial	Z-10943.	23 St. Margaret Street, two to three family dwelling.
Approval	Z-11878.	23 Helena Road, dormer addition.
Deferral	Z-11902.	107 Pleasant Street, three family dwelling.
Approval	Z-11824.	1409 Dorchester Avenue, roof deck.
Approval	Z-11835.	1591 Dorchester Avenue, employment agency office.
Denial without Prejudice	Z-11347- 11843.	14-146 Monson Street, two four apartment townhouses.

East Boston

Approval	Z-11839.	1052 Saratoga Street, enclose porches.
Approval	Z-11853.	246 Havre Street, ancillary parking.
Approval	Z-11926.	5 Murray Court, enclose porch.
Approval	Z-11769.	1030-1036 Bennington Street, legalize apartment.
Denial	Z-11809.	26 Decatur Street, basement apartment.
Approval	Z-11818.	55 St. Andrew Road, two to three family dwelling.
Approval	Z-11819.	131 Leyden Street, legalize three family dwelling.

Fenway

Approval	Z-11805.	103 Hemenway Street, real estate office.
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Hyde Park

Denial without Prejudice	Z-11947.	7 Scribner Road, addition.
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Denial	Z-11804.	1062-1070 River Street, take-out restaurant.
Approval	Z-11831	144 Child Street, two to three family dwelling.
Denial	Z-11816.	18 Hamilton Street, two to three family dwelling.

Jamaica Plain

Approval	Z-11768.	60A-60 Sheridan Street, addition.
Denial	Z-11771.	21 Bourne Street, dormer addition.
Denial	Z-11781.	162 Boylston Street, check cashing service.
Denial	Z-11784.	58 Weld Hill Street, parking lot.
Deferral	Z-11806.	377-379 Centre Street, restaurant-social club.

Mattapan

Approval	Z-11789.	6 Brockton Street, enlarge attic.
Denial without Prejudice	Z-11834.	80 Goodale Road, two family dwelling.

Roslindale

Approval	Z-11791.	65 Augustus Avenue, dormer addition.
Approval	Z-11932- 11935.	19-25 Delford Street, four one family dwellings.
Denial	Z-11800.	822 Canterbury Street, parking of tractor.

Roxbury

Approval	Z-11783.	682 Parker Street, one to three family dwelling.
Approval	Z-11807.	273-275 Parker Hill Avenue, porch enclosure.
Approval	Z-11744.	30 Millmont Street, porch enclosure.
	Z-11746- 11747.	20-56 and 47 Kemble Street, refuse transfer station and reprocessing.
	Z-11874.	1 Regent Street, erect church.

South Boston

Approval Z-11864- 107 Bolton Street and 200-200D Bowen Street, one family
11865. dwelling and four unit apartment structure.

South End

Approval Z-11787. 873-877 Harrison Avenue, fence.

Approval Z-11795. 381-387 Albany Street, sign.

West Roxbury

Approval Z-11825. 56 Glenham Street, dormer addition.

Approval Z-11837- 43 Clement Avenue and 17 Kenneth Street, subdivide;
11838. one family dwelling.

Denial Z-11817. 644 LaGrange Street, addition.

BOARD OF APPEAL REFERRALS

AUGUST 18, 1988

		<u>Hearing</u>	
1.	Z-10943	9/6/88	Bernard Shea 23 St. Margaret Street, Dorchester
2.	Z-11640	8/23/88	Gary J. Donovan 19R Mount Vernon Street, Dorchester
3.	Z-11744	8/23/88	Shirley Sargent 30 Millmont Street, Roxbury
*4.	Z-11746-11747	8/23/88	Eddie & Darlene Jeter 20-56 & 47 Kemble Street, Roxbury
5.	Z-11748	8/23/88	Leslie Zenga 23 Egremont Road, Brighton
6.	Z-11766	8/30/88	Roman Zar 316 Summit Avenue, Brighton
7.	Z-11768	8/23/88	Gregory P. Finet 60A-60 Sheridan Street, Jamaica Plain
8.	Z-11769	8/23/88	William Mantzoukas 1030-1036 Bennington Street, East Boston
9.	Z-11770	8/23/88	71 Myrtle Street Management 71 Myrtle Street, Boston
10.	Z-11771	8/23/88	Michael Inemer 21 Bourne Street, Jamaica Plain
11.	Z-11779	8/23/88	Gloria Riley & Raymond Burgos 20 Franklin Street, Dorchester
12.	Z-11780	8/23/88	Paul & Marion Summers 45 Old Rutherford Avenue, Charlestown
13.	Z-11781	10/25/88	Martin Yogel 162 Boylston Street, Jamaica Plain
14.	Z-11782	8/23/88	John B. Derdul 35 Winthrop Street, Charlestown
15.	Z-11783	8/23/88	Helen Franks 682 Parker Street, Roxbury
16.	Z-11784	8/23/88	Charles O'Halloran 58 Weld Hill Street, Jamaica Plain
17.	Z-11785	8/23/88	Kalman & Eileen Stein 41 Portina Road, Brighton

*not included in original submission

BOARD OF APPEAL REFERRALS

AUGUST 18, 1988

Hearing

18.	Z-11786	8/23/88	Edouard Joseph 7 Nelson Street, Dorchester
19.	Z-11787	8/23/88	John & Mary Corey Trust 873-877 Harrison Avenue, Boston
20.	Z-11788	8/23/88	Moister Griffith 10 Norton Street, Dorchester
21.	Z-11789	8/30/88	Annette Sailman 6 Brockton Street, Mattapan
22.	Z-11790	8/30/88	Edward A. DeMille, Jr. 15 Dawes Street, Dorchester
23.	Z-11791	9/6/88	Frank Garrison 65 Augustus Avenue, Roslindale
24.	Z-11795	9/6/88	Larry Lannon 381-387 Albany Street, Boston
25.	Z-11796	9/6/88	Braintree Realty Trust 120 Braintree Street, Allston
*26.	Z-11797	9/6/88	John M. Iacoi 24-26 Washington Street, Charlestown
27.	Z-11798	9/6/88	Edward Dudek 324 Washington Street, Dorchester
28.	8/16/88 package		
*29.	Z-11800	9/6/88	Joseph Cataldo 822 Canterbury Street, Roslindale
30.	Z-11802	9/6/88	WGBH Educational Foundation 125 Western Avenue, Brighton
31.	Z-11803	9/6/88	Wong Brother's Realty, Inc. 73-79 Essex Street, Boston
32.	Z-11804	8/30/88	John C. Roche 1062-1070 River Street, Hyde Park
33.	Z-11805	8/30/88	Danielle DeBenedictis 103 Hemenway Street, Boston
34.	Z-11806	8/30/88	Altagracia Hally 377-379 Centre Street, Jamaica Plain

*not included in original submission

BOARD OF APPEAL REFERRALS

AUGUST 18, 1988

		<u>Hearing</u>	
35.	Z-11807	8/30/88	Eddie J. and Elvonia B. Taylor 273-275 Parker Hill Avenue, Roxbury
36.	Z-11808	8/30/88	Pico Williams 8 Woodrow Avenue, Dorchester
37.	Z-11809	8/30/88	James J. Brennan & Thomas Amoroso 26 Decatur Street, East Boston
38.	Z-11810	8/30/88	Karl B. Hobbs 92 Maxwell Street, Dorchester
39.	Z-11816	8/30/88	Kevin R. Criss 18 Hamilton Street, Hyde Park
40.	Z-11817	8/30/88	Christine Lemay & Edward Ajemian 644 LaGrange Street, West Roxbury
41.	Z-11818	8/30/88	Rose Marie Thompson 55 St. Andrew Road, East Boston
42.	Z-11819	8/30/88	Santo Disilvestro 131 Leyden Street, East Boston
43.	Z-11820	8/30/88	Jeremiah D. Nash 59 Minot Street, Dorchester
44.	Z-11824	8/30/88	Robinson Doan & Nancy Tran 1409 Dorchester Avenue, Dorchester
45.	Z-11825	8/23/88	Mr. & Mrs. Thomas Donahue 56 Glenham Street, West Roxbury
46.	Z-11831	9/6/88	William M. Callahan 144 Child Street, Hyde Park
*47.	Z-11832	9/6/88	James P. Osborn 27 Common Street, Charlestown
48.	Z-11834	9/6/88	Boston Modular Homes 50 Goodale Road, Mattapan
49.	Z-11835	9/6/88	Hung T. Le 1591 Dorchester Avenue, Dorchester
50.	Z-11836	9/6/88	Clementina M. Auciello 1256 Soldiers Field Road, Brighton
51.	Z-11837-11838	9/6/88	Lawrence J. Ball 43 Clement Avenue & 17 Kenneth Street West Roxbury

*not included in original submission

BOARD OF APPEAL REFERRALS

AUGUST 18, 1988

Hearing

52.	Z-11839	9/6/88	Antonio & Rosario Amico 1052 Saratoga Street, East Boston
53.	Z-11843 & Z-11347	9/6/88	Irene Goranitis 14-14A Monson Street, Dorchester
54.	Z-11852	8/30/88	Catherine Murphy 322B Bunker Hill Street, Boston
55.	Z-11853	8/30/88	Anfri Realty Trust 246 Havre Street, East Boston
56.	Z-11864-11865	8/23/88 & 8/30/88	107 Bolton Realty Trust 107 Bolton Street & 200-200D Bowen Street South Boston
57.	Z-11878	8/23/88	John F. Gribos 23 Helena Road, Dorchester
58.	Z-11902	8/30/88	David Shum 107 Pleasant Street, Dorchester
59.	Z-11926	9/6/88	Frank Ingemi 5 Murray Court, East Boston
60.	Z-11932-11935	8/23/88	Delford Realty Trust 19-25 Delford Street, Roslindale
61.	Z-11947	9/6/88	Robert P. Mola 7 Scribner Road, Hyde Park
*62.	Z-11994	9/6/88	Fay M. Chandler 444 Western Avenue, Allston
*63.	Z-12031	9/20/88	Thomas Crosby 79 Bartlett Street, Charlestown
*64.	Z-11874	9/27/88	Church of God in Christ One Regent Street, Roxbury
*65.	Z-12084	-----	James Cushman 50 Old Rutherford Avenue, Charlestown

*not included in original submission

Board of Appeal Referrals

8/18/88

Hearing: 9/6/88

Z-10943
Bernard J. Shea
23 St. Margaret Street
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling.

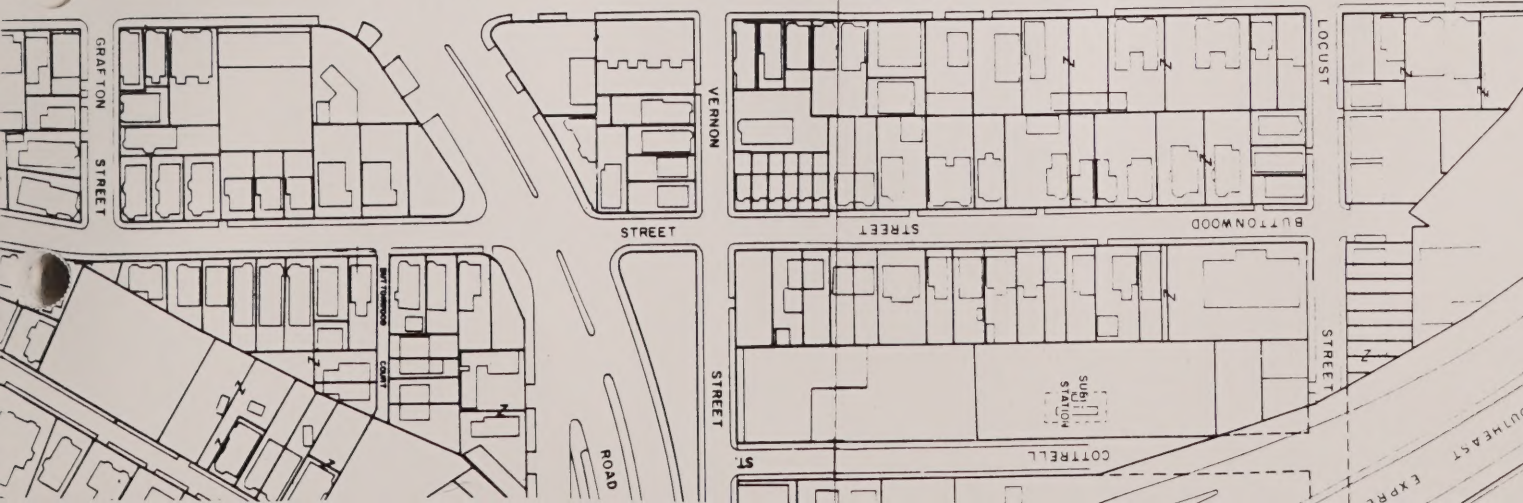
Violation(s): Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-10943, Bernard J. Shea, 23 St. Margaret Street, Dorchester, for two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Conversion of attic space for additional apartment would create an unwanted precedent for existing properties on street and immediate neighborhood.



Z-10943 23 St. Margaret St., Dorchester



Board of Appeal Referrals

8/18/88

Hearing: 8/23/88 Z-11640
Gary J. Donovan
19R Mount Vernon Street
Dorchester

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from carriage house to two-family dwelling; raise roof four feet on right side.

Violation(s): Insufficient lot area, front, rear yards, and access to street.

VOTED: In reference to petition Z-11640, Gary J. Donovan, 19R Mount Vernon Street, Dorchester, for four variances for change of occupancy from carriage house to two-family dwelling and raise roof four feet on right side in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Specific concerns are precedent, size of apartments, and location of off-street parking. Appellant should meet with Authority to address these issues.

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88 Z-11744
Shirley A. Sargent
30 Millmont Street
Roxbury

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Enclose porch of three-family dwelling.

Violation(s): Insufficient rear yard.
Interim Planning Overlay District.

VOTED: In reference to petition Z-11744, Shirley A. Sargent, 30 Millmont Street, Roxbury, for variance to enclose porch of three-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site lies within the Highland Park subdistrict of the Roxbury IPOD. Repair and enclosure of porch is similar to current home improvements occurring in the Highland Park area.



2-11744 30 Millmont St. Roxbury

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88

Z-11746-11747
Eddie & Darlene Jeter
20-56 & 47 Kemble Street
Roxbury

Site: Two-story structure

District(s): Industrial (I-2)

Purpose: Erect reprocessing (demolition materials) facility
and refuse transfer station structures.

Violation(s): Reprocessing facility and refuse transfer station
are conditional uses.

Insufficient rear yard and setback of parapet.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-11746-11747, Eddie
& Darlene Jeter, 20-56 & 47 Kemble Street, Roxbury,
for two variances to erect reprocessing (demolition
materials) facility and refuse transfer station
in an industrial (I-2) Interim Planning Overlay
District, the Boston Redevelopment Authority
recommends deferral. Appellant has agreed to
defer this petition for no longer than a period
of four weeks in order to complete necessary review
procedures.



Z-11746-11747 20-56 and 47 Kemble St., Roxbury

Hearing: 8/23/88 Z-11748
Leslie Zenga, Trustee
23 Egremont Road
Brighton

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from seven to eight apartments.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11748, Leslie Zenga, Trustee, 23 Egremont Road, Brighton, for change of occupancy from seven to eight apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Proposed basement apartment. Plans indicate only one window which is located in kitchen. Given the extreme density of the area and the fact that Egremont is a one-way street, additional units would only add to the present overcrowding and traffic congestion. The control of density is a primary concern of the Allston-Brighton IPOD. Site is located in the Commonwealth Avenue Corridor subarea. PZAC recommends denial.



Z-11748 23 Egrement Rd., Brighton

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88

Z-11766
Roman Zar
316 Summit Avenue
Brighton

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Extend first-floor apartment to basement (twelve-unit apartment structure).

Violation(s): Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11766, Roman Zar, 316 Summit Avenue, Brighton, for variance to extend first-floor apartment to basement (twelve-unit apartment structure) in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Additional living space in basement creates unwanted precedent for excessive floor area on this block. Site is within Commonwealth Avenue Corridor subarea. PZAC recommends denial.



Z-11766 316 Summit Ave., Brighton

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88 Z-11768
Gregory P. Finet
60A-60 Sheridan Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story addition and deck to three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11768, Gregory P. Finet, 60A-60 Sheridan Street, Jamaica Plain, for variance to erect one-story addition and deck to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Rear yard deficiency will not be increased.



11768

60A-68

Sheridan St, Jamaica Plain

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88 Z-11769
Charles Pappas & William Mantzoukas
1030-1036 Bennington Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from fifteen to sixteen apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11769, Charles Pappas & William Mantzoukas, 1030-1036 Bennington Street, East Boston, for forbidden use and three variances for change of occupancy from fifteen to sixteen apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Existing condition since 1971. Ample off-street parking.



Z-11769 1030-1036 Bennington St., East Boston

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88

Z-11770
71 Myrtle Street Management
Robert K. Sanborn
71 Myrtle Street
Boston

Site: Five-story structure

District(s): Apartment (H-2-65)

Purpose: Erect roofdeck addition to six-unit apartment structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11770, 71 Myrtle Street Management, Robert K. Sanborn, 71 Myrtle Street, Boston, for variance to erect roofdeck addition to six-unit apartment structure in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with proviso that deck be designed with open railing enclosure. Proposal will provide open space for condominium residents.



7-11770 71 Myrtle St., Boston

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88 Z-11771
G. Friend, J. Plunkett, M. Mahony,
and M. Inemar
21 Bourne Street
Jamaica Plain

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Remove and replace dormer on two-family dwelling.

Violation(s): Excessive building height.

Insufficient rear yard.

VOTED: In reference to petition Z-11771, G. Friend, J. Plunkett, M. Mahony and M. Inemar, 21 Bourne Street, Jamaica Plain, for two variances to remove and replace dormer on two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed shed dormer is excessive and would set a serious height precedent in this single-family district.



Z-11771 21 Bourne St., Jamaica Plain

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88 Z-11779
Gloria & Raymond Burgos
20 Franklin Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling; erect
one-story addition.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-11779, Gloria & Raymond Burgos, 20 Franklin Street, Dorchester, for two variances to legalize occupancy as two-family dwelling and erect one-story addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No record of legal occupancy. Plans have been reviewed with neighbors who have indicated approval by petition.

Z-11779 20 Franklin St., Dorchester



Hearing: 8/23/88 Z-11780
Paul & Marion Summers
45 Old Rutherford Avenue
Charlestown

Site: 3,515 Square feet of land

District(s): Local business (L-1)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and width.

VOTED: In reference to petition Z-11780, Paul & Marion Summers, 45 Old Rutherford Avenue, Charlestown, for two variances to erect two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Authority land disposition parcel. Handicapped accessible unit will be owner occupied. Neighbors and abutters support.



2-11780-45 Old Rutherford St., Charlestown

Hearing: 10/25/88 Z-11781
Martin H. Yogel, Trustee
162 Boylston Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three-family dwelling to same and check cashing office.

Violation(s): Check cashing office is forbidden use.

VOTED: In reference to petition Z-11781, Martin H. Yogel, Trustee, 162 Boylston Street, Jamaica Plain, for forbidden use for change of occupancy from three-family dwelling to same and check cashing office in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Illegal sign on first-floor front of three-story residence indicates facility is existing. Boylston Street is a narrow, one-way street which cannot accommodate a great deal of traffic. In addition, on-street parking is scarce and a check cashing facility greatly increases parking need as appellant has no off-street parking. Vehicles were observed traversing the wrong way up Boylston Street in order to patronize this establishment. Legalization of this facility would open the door to commercial encroachment on this solid residential street. Housing stock is composed primarily of three families in triple-decker structures. The property in question, unlike residences surrounding it, is dirty and litter-strewn and detracts from the residential character of the street. The Jamaica Plain Neighborhood Council recommends denial.



Z-11781 162 Boylston St. Jamaica Plain

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88

Z-11782
John B. Derdul
35 Winthrop Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Create usable space in basement of three-family dwelling.

Violation(s): Excessive floor area ratio.

In reference to petition Z-11782, John B. Derdul, 35 Winthrop Street, Charlestown, for variance to create basement living space in three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that basement comply with Inspectional Services Department guidelines if used for living purposes; that plans be submitted to the Authority for design review approval.



2-11782 35 Winthrop St. Charlestown

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88 Z-11783
Helen Frank
682 Parker Street
Roxbury

Site: 1½-Story structure

District(s): Local business (L-1)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11783, Helen Frank, 682 Parker Street, Roxbury, for conditional use and three variances for change of occupancy from one- to three-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement apartment comply with Inspectional Services Department guidelines. Structure presently occupied as two-family dwelling.



2-11783 682 Parker St. Roxbury

Board of Appeal Referrals

8/18/88

116

Hearing: 8/23/88

Z-11784
Charles O'Halloran
58 Weld Hill Street
Jamaica Plain

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Use premises for parking lot for ten cars.

Violation(s): Parking lot is forbidden use.

Off-street parking not allowed in front yard nor within five feet of side lot line.

VOTED: In reference to petition Z-11784, Charles O'Halloran, 58 Weld Hill Street, Jamaica Plain, for forbidden use and variance to use premises for parking of ten cars in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Illegal use, located between two dwellings in the midst of a residential neighborhood, is incompatible and creates a serious precedent. Jamaica Plain Neighborhood Council is opposed.



2-11784 58 Weld Hill St., Jamaica Plain

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88

Z-11785
Kalman & Eileen Stein
41 Portina Road
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Remove and replace porch of one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-11785, Kalman & Eileen Stein, 41 Portina Road, Brighton, for two variances to remove and replace porch of one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dilapidated porch will be replaced. Yard deficiencies are minimal.



2-11785 41 Portina Rd., Brighton

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88

Z-11786
Edouard Joseph
7 Nelson Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11786, Edouard Joseph, 7 Nelson Street, Dorchester, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Basement apartment is inappropriate, undesirable, and would not add to standard housing stock in the area.



2-11786 7 Nelson St., Dorchester

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88

Z-11787

John & Mary Corey Trust
873-877 Harrison Avenue
Boston

Site: Vacant land

District(s): Manufacturing (M-1)

Purpose: Erect seven-foot-high chain link fence.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-11787, John & Mary Corey Trust, 873-877 Harrison Avenue, Boston, for two variances to erect seven-foot-high chain link fence in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Fence encloses and protects vacant lot from use as dump for debris. Proposal resolves Inspectional Services Department complaints.

Hearing: 8/23/88 Z-11788
Moister Griffith
10 Norton Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling; erect porch; enclose existing porch.

Violation(s): Excessive floor area ratio.
Insufficient side and rear yards.

VOTED: In reference to petition Z-11788, Moister Griffith, 10 Norton Street, Dorchester, for three variances to legalize occupancy for three-family dwelling, erect porch, and enclose existing porch in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing occupancy for several years without apparent impact.

Z-11788 10 Norton St., Dorchester

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88 Z-11789
Annette Sailman
6 Brockton Street
Mattapan

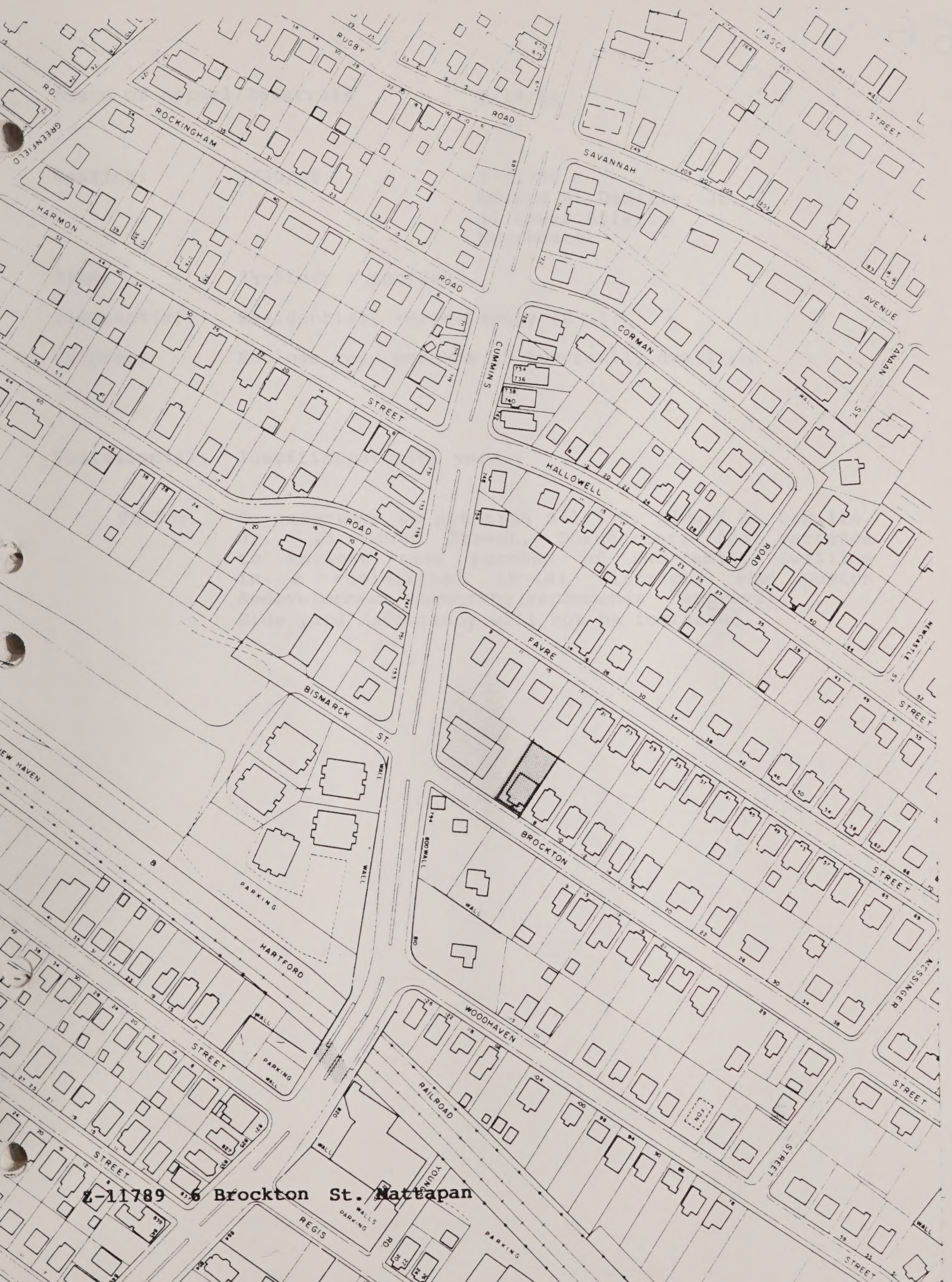
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enlarge and convert attic space for living space
for two-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11789, Annette Sailman,
6 Brockton Street, Mattapan, for variance to enlarge
and convert attic space of two-family dwelling
for living space in a residential (R-.5) district,
the Boston Redevelopment Authority recommends
approval with proviso that plans be submitted to
the Authority for design review approval. Proposal
is not excessive and provides usable space.



2-11789 6 Brockton St. Mattapan

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88

Z-11790

Edward A. DeMille, Jr.

15 Dawes Street

Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porches of two-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11790, Edward A. DeMille, Jr., 15 Dawes Street, Dorchester, for variance to enclose rear porches of two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Side yard deficiency will not be increased.



PARKING
AREA

EDWARD
EVERETT
SQUARE

RICHARDSON

PARK

NORTH
DORCHESTER
CEMETERY

Z-11790 15 Daws St., Dorchester

Board of Appeal Referrals

8/18/88

23

Hearing: 9/6/88 Z-11791
Frank Garrison
65 Augustus Avenue
Roslindale

Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11791, Frank Garrison, 65 Augustus Avenue, Roslindale, for variance to erect dormer addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Yard deficiency will not be increased.



8-11791

65 Augustus Ave., Roslindale

Board of Appeal Referrals

8/18/88

24

Hearing: 9/6/88 Z-11795
Larry Lannon
381-387 Albany Street
Boston

Site: Four-story structure

District(s): Manufacturing (M-2)

Purpose: Install nonilluminated wall sign on manufacturing structure.

Violation(s): Excessive height of sign.

VOTED: In reference to petition Z-11795, Larry Lannon, 381-387 Albany Street, Boston, for conditional use to install nonilluminated wall sign on manufacturing structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that signage plans be submitted to the Authority for comprehensive sign design review.



2-11795 381-387 Albany St., Boston

Board of Appeal Referrals

8/18/88

Hearing: 9/6/88 Z-11796
Braintree Realty Trust
120 Braintree Street
Allston

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from plumbing shop to offices
and accessory storage.

Violation(s): Change in nonconforming use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-11796, Braintree Realty Trust, 120 Braintree Street, Allston, for change in nonconforming use for change of occupancy from plumbing shop to offices and accessory storage in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Facility would be lightly trafficked, not create adverse affects, nor generate pollutants. Commonwealth Avenue/Brighton Avenue/North Beacon Street Subarea B.



2-11796 120 Brantree St., Allston

Board of Appeal Referrals

8/18/88

26

Hearing: 9/6/88 Z-11797
Erik R. Anderson
24-26 Washington Street
Charlestown

Site: 1,982 Square feet of land

District(s): Local business (L-1) and Apartment (H-1)

Purpose: Erect a two-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, open space, and front yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-11797, Erik R. Anderson, 24-26 Washington Street, Charlestown, for six variances to erect two-family dwelling in an apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends denial without prejudice. Proposal is contrary to an Authority Land Disposition Agreement restricting use of land to open space and off-street parking. Appellant must seek an amendment for residential use from the Authority before further action on this appeal.



Z-11797 24-26 Washington St., Charlestown

Board of Appeal Referrals

8/18/88

Hearing: 9/6/88 Z-11798
Edward Dudek
324 Washington Street
Dorchester

Site: 3,417 Square feet of land

District(s): Local business (L-.5)

Purpose: Erect an office trailer for sale and display of
used cars.

Violation(s): Outdoor sale or display of used cars is forbidden
use.

Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-11798, Edward Dudek,
324 Washington Street, Dorchester, for forbidden
use and two variances to erect office trailer for
sale and display of used cars in a local business
(L-.5) district, the Boston Redevelopment Authority
recommends denial. Additional and auto-related
use, particularly the proposed sale of used cars,
would not be beneficial to this local business
area nor surrounding neighborhood.



Z-11798 324 Washington St., Dorchester

Hearing: 9/6/88 Z-11800
Joseph Cataldo, Jr.
822 Canterbury Street
Roslindale

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Use premises for parking of tractor adjacent to
one-family dwelling.

Violation(s): Parking of tractor is conditional use.

VOTED: In reference to petition Z-11800, Joseph Cataldo, Jr., 822 Canterbury Street, Roslindale, for conditional use for use of premises for parking of tractor adjacent to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal is incompatible with residential uses and could create precedent for further encroachment. Further, noise from tractor is a prime concern.



CEMETERY
MT. HOPE

CANTERBURY

STREET

CALVARY

ROAD

MT. HOPE

STREET

STREET

STREET

HIGHWAY

PARKING

PARKING

ROAD

PLACE

AMERICAN LEGION

LEGION

STONY

HARDING

GREENHOUSE

7-11800 822 Canterbury St., Roslindale

Board of Appeal Referrals

8/18/88

Hearing: 9/6/88 Z-11802
WGBH Educational Foundations
125 Western Avenue
Brighton

Site: 110,770 Square feet of land (three-story structure)

District(s): Local business (L-.5)

Purpose: Erect microwave dish.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11802, WGBH Educational Foundations, 125 Western Avenue, Brighton, to erect microwave dish in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that landscaping plans be submitted to the Authority for design review approval and that appellant meet with PZAC. Dish would be located within parking lot in rear of structure and with landscaping would be unobtrusive. Site is within the North Allston Interim Planning Overlay District subarea. PZAC recommends deferral until appellant meets with community.



11802 125 Western Ave., Brighton

BOARD OF APPEAL REFERRALS -

Hearing: September 6, 1988

#Z-11803

Wong Brothers Realty, Inc.

73-79 Essex Street

Boston-

Site: Existing Building

District: Manufacturing (M-8)

Purpose: Renovation of the third and fourth floor of an eight story building into eighteen (18) dwelling units.

Violations: Section 8-7,
Use Item #7 Conditional use
Section 17-1 Usable open space is insufficient

VOTED: In reference to petition #Z-11803, Wong Brothers Realty, Inc., 73-79 Essex Street, Boston, for conditional use permit and one zoning variance to renovate the third and fourth floor of an eight story building manufacturing (M-8) district:

The Boston Redevelopment Authority recommends deferral. The developer has not yet provided project information, nor have they discussed their project with the Chinatown/South Cove Neighborhood Council. Authority staff will make a recommendation after staff and the community have had sufficient time to review the proposal and meet with the developer.



Z-11803 73-79 Essex St., Boston

CENTRAL
BURIAL
GROUND

COMMON

BOSTON

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88 Z-11804
John C. Roche
1062-1070 River Street
Hyde Park

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from office building to same and to take-out restaurant; erect two wall signs.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11804, John C. Roche, 1062-1070 River Street, Hyde Park, for conditional use for change of occupancy from office building to same and take-out restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Proposed take-out restaurant lies within a small neighborhood commercial center consisting of five stores. Total lot size for all five stores is 3,850 square feet. Area surrounding this commercial strip is stable, quiet, residential area of one- and two-family homes. Present occupancy of 1070 River Street is as an office. On-street parking is severely limited. Despite this, the proposed project has no off-street parking nor any loading nor temporary parking zone immediately in front. Take-out restaurants incur problems with traffic and parking. It is inevitable that patrons of proposed restaurant would block access to the MBTA bus zone and Boston Fire Department fire hydrant located directly in front of proposed take-out, causing public inconvenience and safety hazards. The trash and noise accompanying a take-out restaurant would be particularly disruptive and detrimental.



Z-11804 1062-1070 River St., Hyde Park

Board of Appeal Referrals

8/18/88

Hearing:

Z-11805
Danielle Debenedictis
103 Hemenway Street
Boston

Site:

Five-story structure

District(s):

Apartment (H-3)

Purpose:

Change occupancy from sixteen apartments to same and office.

Violation(s):

Office building is forbidden use.

Excessive floor area ratio.

VOTED:

In reference to petition Z-11805, Danielle Debenedictis, 103 Hemenway Street, Boston, for forbidden use and variance for change of occupancy from sixteen apartments to same and office in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that real estate office use extend to this appellant only and expire upon sale, lease, rental, or other disposition of property. Existing real estate office.



Z-11805 103 Hemenway St., Boston

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88 Z-11806
Gloria A. Callahan
377-379 Centre Street
Jamaica Plain

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from stores to restaurant and social club.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-11806, Gloria A. Callahan, 377-379 Centre Street, Jamaica Plain, for variance for change of occupancy from stores to restaurant and social club in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. Concerns are: lack of off-street parking, abundance of restaurants in area, and community input. Appellant should meet with Jamaica Plain Neighborhood Council and Authority to address issues.



Z-11806 307-379 Centre St. Jamaica Plain

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88 Z-11807
Eddie J. Taylor
273-275 Parker Hill Avenue
Roxbury

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porches on two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11807, Eddie J. Taylor, 273-275 Parker Hill Avenue, Roxbury, for variance to enclose rear porches on two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Enclosure will not increase yard deficiency nor interfere with neighbor's input.



11807 793-775 Parker Hill Ave., Rosbury

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88

Z-11808
Rico Williams
8 Woodrow Avenue
Dorchester

Site: 2½-Story structure

District(s): Local business 9L-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-11808, Rico Williams, 8 Woodrow Avenue, Dorchester, for forbidden use and variance for change of occupancy from one- to two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Existing condition; compatible with predominantly residential character of the neighborhood.



Z-11808 8 Woodrow Ave., Dorchester

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88 Z-11809
James J. Brennan & Thomas Amoroso
26 Decatur Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three-family dwelling to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11809, James J. Brennan & Thomas Amoroso, 26 Decatur Street, East Boston, for forbidden use and three variances for change of occupancy from three-family dwelling to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Basement unit establishes a negative precedent in an already dense neighborhood as well as aggravating the already excessive floor area ratio. Floor plan for new unit does not correspond to the existing footprint for the structure. Basement unit is considered too small and does not promote healthy housing stock.



Z-11809 26 Decatur St., East Boston

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88 Z-11810
Karl B. Hobbs
92 Maxwell Street
Dorchester

Site: 6,221 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect a three-family modular dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11810, Karl B. Hobbs, 92 Maxwell Street, Dorchester, for variance to erect three-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal is excessive for site. Appellant should meet with the Authority to address a more appropriate density.



2-11810 92 Maxwell St., Dorchester

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88 Z-11816
Kevin R. Criss
18 Hamilton Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Change in nonconforming use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-11816, Kevin R. Criss, 18 Hamilton Street, Hyde Park, for conditional use, change in nonconforming use, and two variances for change of occupancy from two- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal is incompatible with the predominantly low-density residential neighborhood and would set an unwelcome precedent and encourage similar conversions. Lack of off-street parking is a major concern of residents in the area as on-street parking is very limited.



7-11816 18. Hamilton St. Hyde Park

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88 Z-11817
Christine Leman & Edward Ajemian
644 LaGrange Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11817, Christine Leman & Edward Ajemian, 644 LaGrange Street, West Roxbury, for variance to erect one-story addition to one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal is excessive and incompatible with surrounding neighborhood. Existing rear yard would be reduced from 28 to 14 feet. To maintain the character of the low-density residential district and not adversely impact abutters' encroachments on rear yard setbacks should be minimized.



Z-11817 644 Lagrange St., West Roxbury

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88

Z-11818
Rose Marie Thompson
55 St. Andrew Road
East Boston

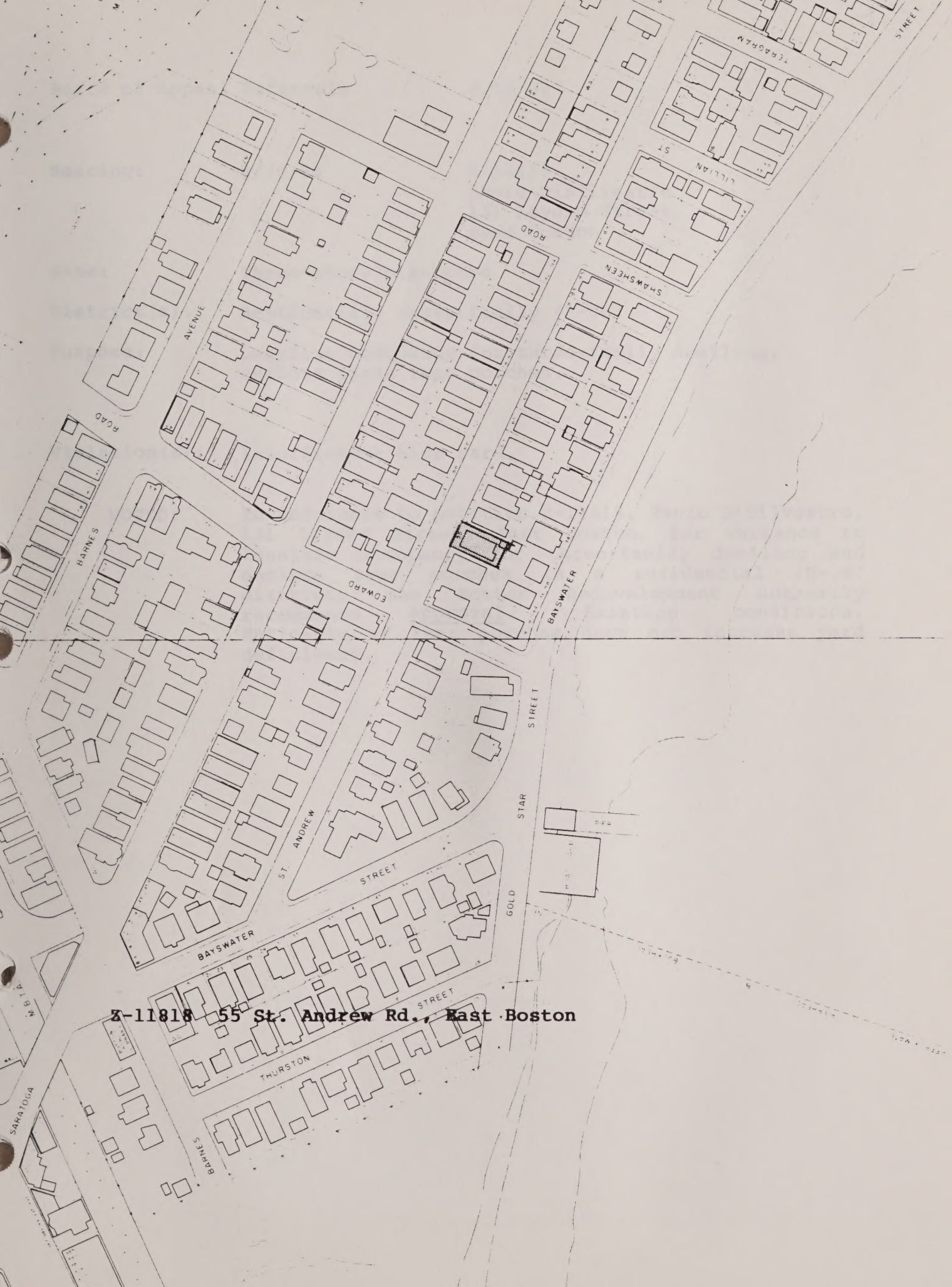
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-11818, Rose Marie Thompson, 55 St. Andrew Road, East Boston, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing use approximately thirty years.



Z-11818 55 St. Andrew Rd., East Boston

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88

Z-11819
Santo DiSilvestro
131 Leyden Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy for three-family dwelling;
enclose three rear porches.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11819, Santo DiSilvestro, 131 Leyden Street, East Boston, for variance to legalize occupancy for three-family dwelling and enclose rear porches in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing conditions. Enclosure of rear porches does not increase yard deficiency.



z-11819 131 Leyden St., East Boston

J.H.L. NOYES PLAYGROUND

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88

Z-11820
Jeremiah D. Nash
59 Minot Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, and off-street parking.

VOTED: In reference to petition Z-11820, Jeremiah D. Nash, 59 Minot Street, Dorchester, for forbidden use and four variances for change of occupancy from one- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Conversion would have a detrimental affect on the predominantly one- and two-family dwellings in the immediate neighborhood. Density, lack of off-street parking, and traffic are particular concerns.



Z-11820

50 Minot St., Dorchester

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88 Z-11824
Robinson Doan
1409 Dorchester Avenue
Dorchester

Site: Three-story structure

District(s): General business (B-1)

Purpose: Erect roofdeck additions to two-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-11824, Robinson Doan, 1409 Dorchester Avenue, Dorchester, for two variances to erect roofdeck additions to two family dwelling in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Deck does not encroach on abutting property and would provide a safer egress from residential apartments.



2-11824 1409 Dorchester Ave., Dorchester

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88 Z-11825
Thomas & Carol Donahue
56 Glenham Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Construct a dormer addition to one-family dwelling.

Violation(s): Excessive building height.
Insufficient side yard.

VOTED: In reference to petition Z-11825, Thomas & Carol Donahue, 56 Glenham Street, West Roxbury, for two variances to erect dormer addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Needed living space for expanding family.

ST. JOSEPH'S
CEMETERY

Z-11825 56 Glenham st., West Roxbury

VETERANS

OF
FOREIGN
WARS

FARRACUT

ELLSWOOD

CAPITAL

LANE

STREET

DR

BAKER

GLENHAM

STREET

WALL

WALL

WALL

Hearing: 9/6/88 Z-11831
William M. Callaghan
144 Child Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Change in nonconforming use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-11831, William M. Callaghan, 144 Child Street, Hyde Park, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Predominantly one- and two-family neighborhood. Proposed three-family dwelling would set a negative precedent by encouraging similar conversions and deteriorating the character of the neighborhood.



2-11831-144 Child St., Hyde Park

Hearing: 9/6/88

Z-11832
James P. Osborn
27 Common Street
Charlestown

Site: Three-story structure

District(s): General business (B-1)

Purpose: Extend first-floor apartment to basement of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11832, James P. Osborn, 27 Common Street, Charlestown, for variance to extend first-floor apartment to basement in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Proposal would add 500 square feet of space in basement for bathroom, laundryroom and workshop.



Z-11832 27 Common St., Charlestown

FREDERICK D. EMMONS
PLAYGROUND

48

Board of Appeal Referrals

8/18/88

Hearing: 9/6/88 Z-11834
Boston Modular Homes
80 Goodale Road
Mattapan

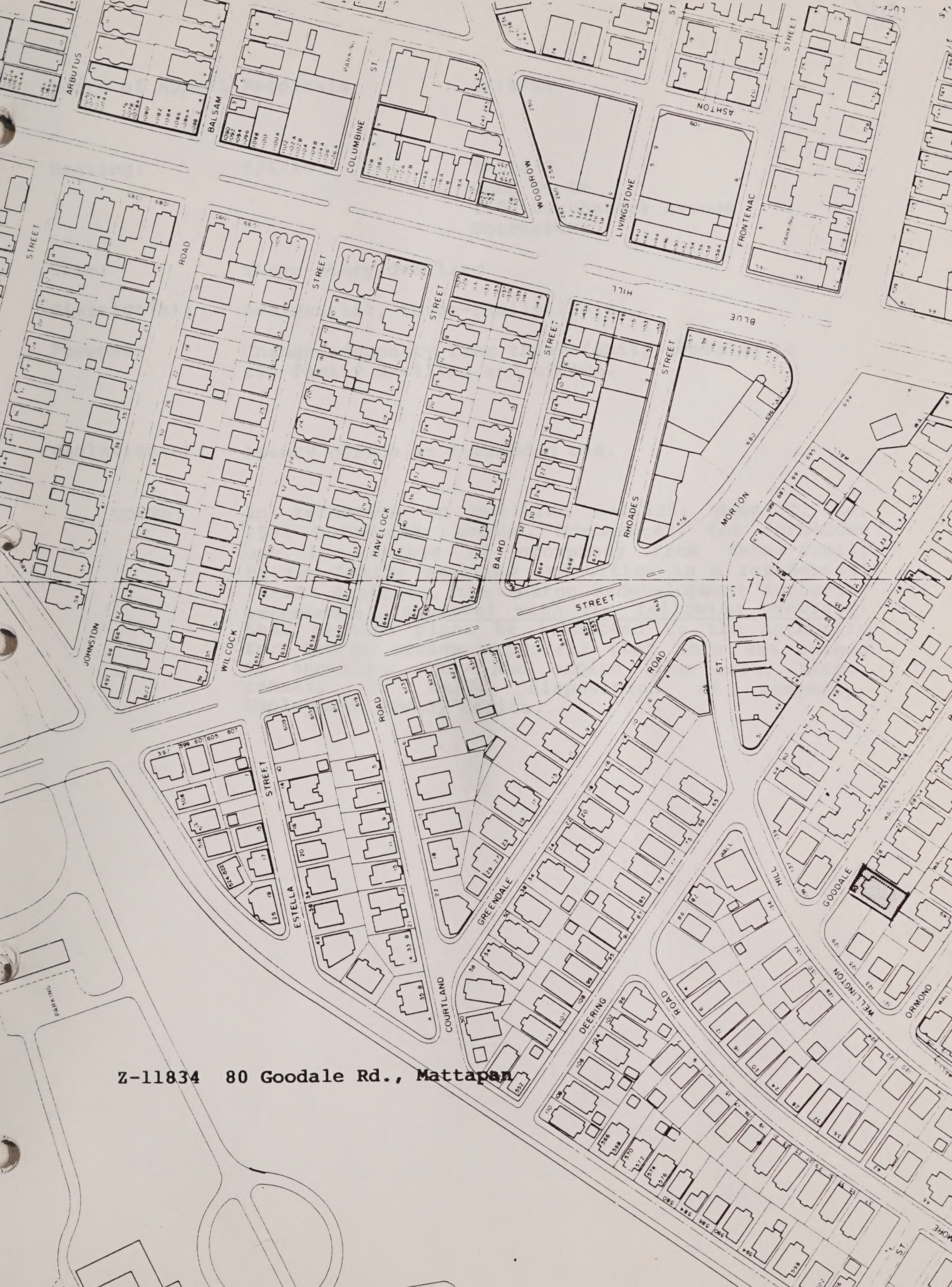
Site: 4,410 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect a two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11834, Boston Modular Homes, 80 Goodale Road, Mattapan, for variance to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Area is predominantly three-family and three decker. Proposed modular two-family dwelling would be incongruous with surrounding density and architectural character. Appellant will resubmit plans for a three decker which would be a more compatible proposal.



Z-11834 80 Goodale Rd., Mattapan

Hearing: 9/6/88 Z-11835
Hung T. Le
1591 Dorchester Avenue
Dorchester

Site: Three-story dwelling

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three-family dwelling to two-family dwelling and office.

Violation(s): Agency office is forbidden use.

VOTED: In reference to petition Z-11835, Hung T. Le, 1591 Dorchester Avenue, Dorchester, for forbidden use for change of occupancy from three-family to two-family dwelling and office in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that signage plans be submitted to the Authority for design review approval; that this use extend to appellant only and expire upon sale, lease, rental, or other disposition of property. Employment agency office.



2-11835 159 1/2 Dorchester Ave., Dorchester

Board of Appeal Referrals

8/18/88

Hearing: 9/6/88 Z-11836
Clementina M. Auciello
1256 Soldiers Field Road
Brighton

Site: Health club

District(s): Manufacturing (M-1)

Purpose: Change occupancy from health club to research
lab.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11836, Clementina M. Auciello, 1256 Soldiers Field Road, Brighton, for change of occupancy from health club to research lab in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Alcor Therapeutics, Inc., is involved in cancer research. Interior office renovations. PZAC recommends approval. Located within the North Allston Subarea E.



11836 1256 Soliders Field Rd., Brighton

Board of Appeal Referrals

8/18/88

Hearing: 9/6/88 Z-11837-11838
Thomas P. Rowley
43 Clement Avenue and 17 Kenneth Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Subdivide; erect a one-family dwelling; change occupancy from a two-family dwelling to a one-family dwelling.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-11837-11838, Thomas P. Rowley, 43 Clement Avenue and 17 Kenneth Street, West Roxbury, for two variances to subdivide, erect one-family dwelling, and change occupancy from two-family dwelling to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dwellings will be consistent with predominantly residential character of the area and nonconforming use will be removed.



2-11837-11838 43 Clement Ave. and
17 Kenneth St., West Roxbury

Board of Appeal Referrals

8/18/88

Hearing: 9/6/88 Z-11839
Antonio & Rosaria Amico
1052 Saratoga Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose existing rear porches.

Violation(s): Excessive floor area ratio.
Insufficient side yard.

VOTED: In reference to petition Z-11839, Antonio & Rosaria Amico, 1052 Saratoga Street, East Boston, for two variances to enclose rear porches on three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal does not create a negative precedent nor present negative visual impacts.



Z-11839 1052 Saratoga St., East Boston

Hearing: 9/6/88 Z-11347 & 11843
Irene Goranitis
14-14A Monson Street
Dorchester

Site: 13,804 Square feet of vacant land

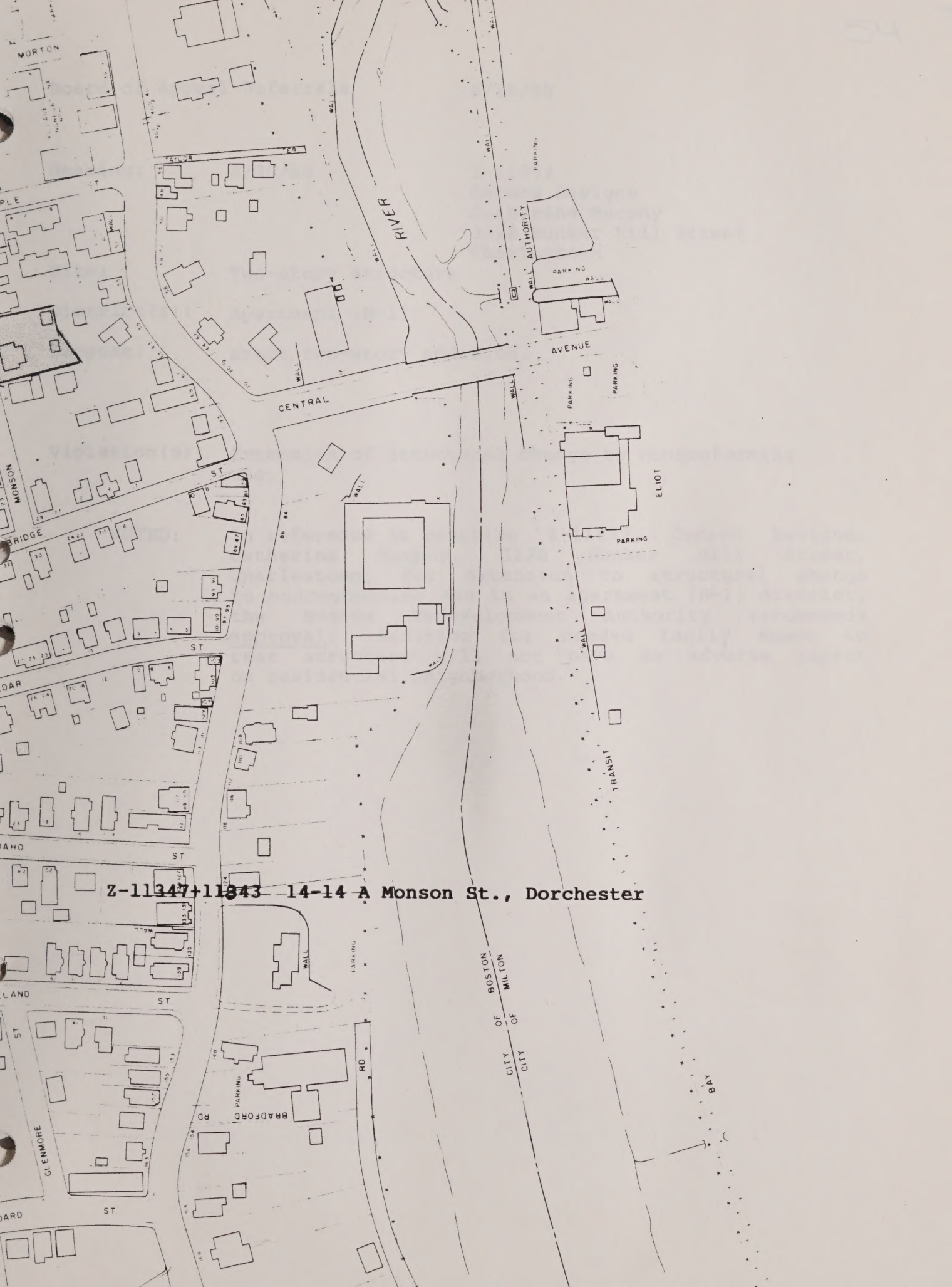
District(s): Residential, two-family (R-.5)

Purpose: Erect two four-unit townhouse structures.

Violation(s): Insufficient lot area, width, frontage, and rear yard.

Two buildings on same lot.

VOTED: In reference to petitions Z-11347 & 11843, Irene Goranitis, 14-14A Monson Street, Dorchester, for ten variances to erect two four-unit townhouse structures in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Construction of eight townhouses in two four-unit structures facing each other on a 13,804-square-foot lot is overly dense. The property is located in the residential section of the Lower Mills area of Dorchester. The present development proposal for the property does not reflect the architectural character of the surrounding area or address the existing density pattern of the neighborhood, one- and two-family dwellings on large lots. There is an existing large two-family house on the lot which the appellant plans to raze in order to construct the eight townhouse style units. Allowing the proposed construction on this lot would set a precedent in the Lower Mills area which may dramatically change its existing low-density character. Appellant should meet with the Authority to discuss appropriate development of this site.



Z-11347+11843 14-14 A Monson St., Dorchester

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88 Z-11852
Gerard Lavigne
Catherine Murphy
322B Bunker Hill Street
Charlestown

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Erect two-story addition.

Violation(s): Extension of structural change to nonconforming use.

VOTED: In reference to petition Z-11852, Gerard Lavigne, Catherine Murphy, 322B Bunker Hill Street, Charlestown, for extension to structural change to nonconforming use in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Addition for needed family space to rear structure will not have an adverse impact on residential neighborhood.



2-11852 322B Bunker Hill St. Charlestown

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88 Z-11853
Anfri Realty Trust
246 Havre Street
East Boston

Site: 5,000 Square feet of land

District(s): Local business (L-1)

Purpose: Use premises for ancillary parking.

Violation(s): Ancillary parking is conditional use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-11853, Anfri Realty Trust, 246 Havre Street, East Boston, for conditional use for use of premises for ancillary parking in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that appellant submit to the Board of Appeal a site plan indicating number of parking spaces and intended route for valet service; that appellant inform the Board of proposed hours of operation; that plans be submitted to the Authority for design review approval. Community approval has been received.



2-11853 246 Harve St., East Boston

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88 & 8/30/88 Z-11864-11865
Michael F. Tivnan
107 Bolton Street & 200-200D Bowen Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Erect modular one-family dwelling; erect five-unit
apartment modular townhouse structure.

Violation(s): Insufficient lot area, width, frontage, open space,
rear yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11864-11865, Michael
F. Tivnan, 107 Bolton Street & 200-200D Bowen Street,
South Boston, for eleven variances to erect
one-family modular dwelling and five-unit apartment
modular townhouse structure in an apartment (H-1-50)
district, the Boston Redevelopment Authority
recommends approval only with the following provisos:
that plans be submitted to the Authority for design
review approval; that number of units at 200-200 D
Bowen Street be reduced to four. Reduction would
significantly increase open space in this
densely-populated residential neighborhood.



Z-11865 200-2000 Bowen St., South Boston

Board of Appeal Referrals

8/18/88

Hearing: 8/23/88

Z-11878
John F. Gribos
23 Helena Road
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect a shed dormer addition to two-family dwelling.

Violation(s): Excessive floor area ratio and building height.
Insufficient side yard.

VOTED: In reference to petition Z-11878, John F. Gribos, 23 Helena Road, Dorchester, for three variances to erect shed dormer addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The dormer will provide additional living space in the attic without encroaching on the abutting homes or impacting the low-density building characteristics presently existing on the street. Structure is the same height as the surrounding homes and within the 35-foot height limit.



2-11878 23 Helena Rd., Dorchester

Board of Appeal Referrals

8/18/88

Hearing: 8/30/88 Z-11902
David C. K. Shum
107 Pleasant Street
Dorchester

Site: 5,068 Square feet of vacant land

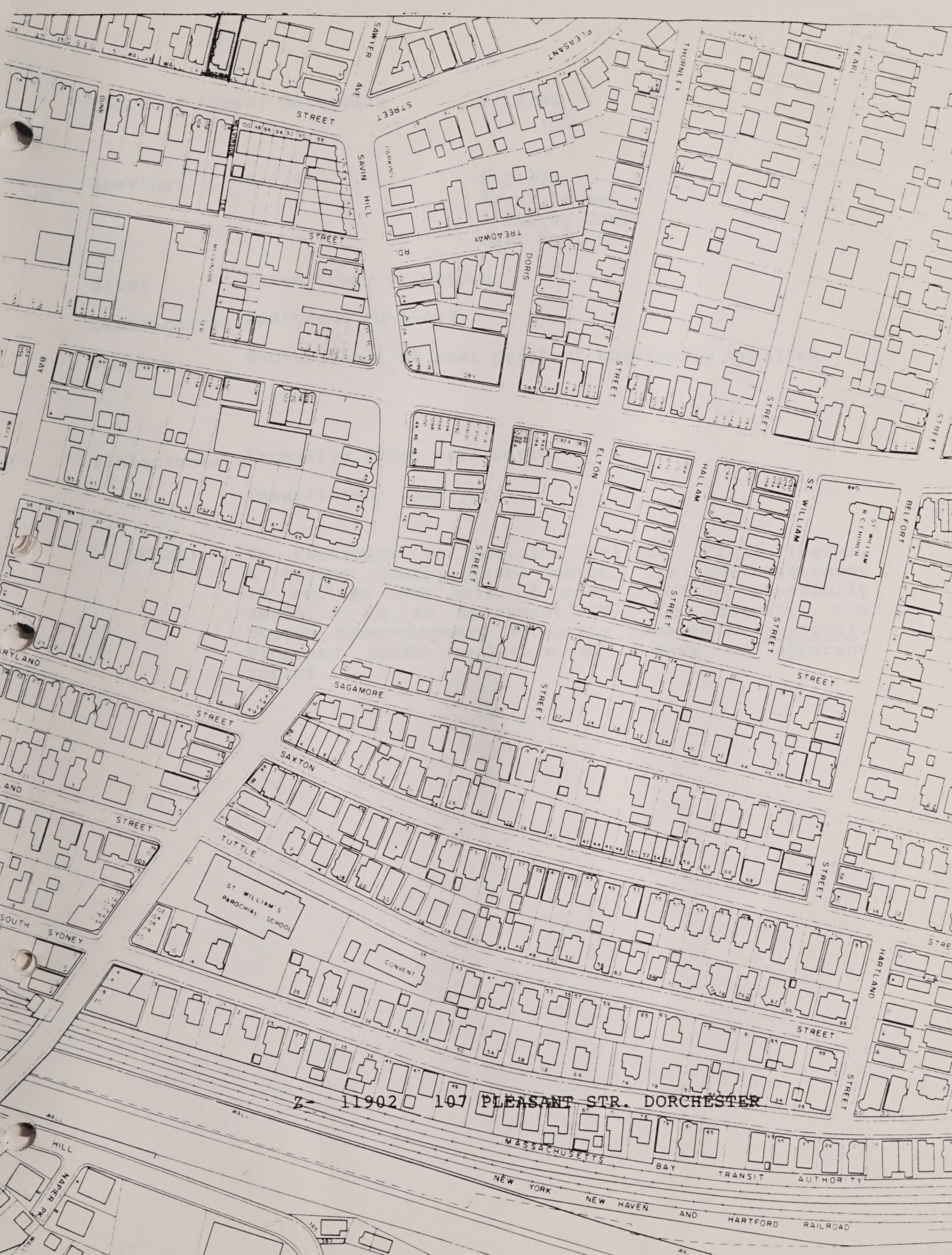
District(s): Residential, three-family (R-.8)

Purpose: Erect a three-family dwelling.

Violation(s): Insufficient lot area, width, frontage, open space,
front, and side yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-11902, David C. K. Shum,
107 Pleasant Street, Dorchester, for seven variances
to erect three-family dwelling in a residential
(R-.8) district, the Boston Redevelopment Authority
recommends deferral. Appellant should meet with
the Authority and neighborhood to address the
following issues: number of units, siting of
structure, and off-street parking.



11902 107 PLEASANT STR. DORCHESTER

MASSACHUSETTS

NEW YORK

NEW HAVEN

AND

HARTFORD

RAILROAD

Board of Appeal Referrals

8/18/88

Hearing: 9/6/88

Z-11926
Frank Ingemi
5 Murray Court
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Enclose half of rear porch of one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11926, Frank Ingemi, 5 Murray Court, East Boston, for two variances to enclose one half of rear porch of one-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. Proposed porch enclosure will have no apparent impact.



2-11926 5 Murry Ct. East Boston

Hearing: 8/23/88 Z-11932-11935
Delford Realty Trust
19-25 Delford Street
Roslindale

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect four modular one-family dwellings.

Violation(s): Insufficient lot area, ope space, side, rear yards,
and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11932-11935, Delford Realty Trust, 19-25 Delford Street, Roslindale, for nineteen variances to erect four modular one-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the number of proposed apartments be reduced to two and that the remaining area be used for off-street parking. Lots average between 1,300 and 1,700 square feet. Existing on site are six rowhouses, which were constructed in the early sixties and presently in a highly deteriorated state, two of which are vacant. Foundations for the four proposed structures are existing. As they are exposed, they have been a safety hazard. The appellant plans to renovate the six existing units to a habitable and presentable condition. Given the present state of the existing units, renovation would be highly beneficial not only for the four units which are currently occupied, but for the neighborhood as well. However, there is no off-street parking proposed. Though there is at present no on-street parking problem, theis could change quickly when all the units are occupied. Lots seven and eight could be used for off-street parking since they provide the most space while being the lease obtrusive.



Z-11932-11935 19-25 Delford St., Roslindale

Hearing: 9/6/88

Z-11947
Robert P. Mola
7 Scribner Road
Hyde Park

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect two-story addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11947, Robert P. Mola, 7 Scribner Road, Hyde Park, for variance to erect two-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed addition, which would constitute 42 percent of existing residential structure, should be reduced; as submitted, it is excessive and establishes a negative precedent for this residential area. Appellant should also meet with neighbors.



Z-11947 7 Scriber Rd., Hyde Park

Hearing: 9/6/88

Z-11994
Fay M. Chandler
444 Western Avenue
Allston

Site: 2½-Story structure (former fire station)

District(s): Manufacturing (M-1)

Purpose: Legalize occupancy for six artists' apartment - studios.

Violation(s): Multifamily dwelling is conditional use.

Insufficient lot area, open space, front, side, rear yards, and off-street parking.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11994, Fay M. Chandler, 444 Western Avenue, Allston, for conditional use and eight variances to legalize occupancy for six artists' apartments - studios in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that occupancy expire upon sale, lease, rental, or other disposition of property. Owner intends to occupy one unit and make others affordable to Boston resident artists. Building, constructed of red sandstone as a firehouse, possesses much architectural and historic value, has been vacant for many years, and occupies most of the 4,500-square-foot lot. Exceptionally small lot necessitates many zoning violations and limits reuse possibilities. Artists live and work studios provide clean, nonintensive use and allows preservation of building. Proposal is consistent with goals of the Interim Planning Overlay District in that it provides for creation of housing and presentation of historic structure. PZAC is in strong support.



Z-11994 444 Western Ave Allston

103

Hearing:

Z-12031

Thomas Crosby

79 Bartlett Street

Charlestown

Site:

Three-story structure

District(s):

Apartment (H-1)

Purpose:

Legalize occupancy as three-family dwelling.

Violation(s):

Dwelling converted for more families is conditional use.

Insufficient lot area and open space.

VOTED:

In reference to petition Z-12031, Thomas Crosby, 79 Bartlett Street, Charlestown, for conditional use and two variances to legalize occupancy for three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Structure, formerly occupied as three-family dwelling, will be consistent with the three-family residential character of the immediate neighborhood. Appellant is owner occupant.



72-12031 79 Bartlett St., Charlestown

64

Hearing: 9/27/88 Z-11874
Church of God in Christ
1 Regent Street
Roxbury

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect church.

Violation(s): Excessive floor area ratio.

Insufficient front, side, rear yards, and off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11874, Church of God in Christ, 1 Regent Street, Roxbury, for five variances to erect church in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is for the construction of the Church of God in Christ located at the corner of Regent Street, St. James and Warren Streets. The new church, replacing a historic structure razed approximately three years ago, will accommodate seating for approximately 1,200 people, administrative offices, and classroom space in the basement. Site is located in the Washington Park North subdistrict of the Roxbury Interim Planning Overlay District. There are a number of large churches in the immediate area, and the need for off-street parking facilities is vital. The appellant has secured parking from the adjacent Boy's Club and is currently negotiating with the City of Boston Real Property Department for space at the Roxbury District Courthouse. Because the Church is to be located at the bottom of the Fountain Hill area and sited on a prominent corner across from the Twelfth Baptist Church, design review is necessary to insure compatibility of structure with the existing character of the surrounding neighborhood. The appellant has met with and received support from both the local neighborhood residents and from the Roxbury Neighborhood Council.



2 - 11874 - 1 Regent Street, Roxbury

Hearing: -----

Z-12084
James Cushman
50 Old Rutherford Avenue
Charlestown

Site: Vacant land

District(s): Manufacturing (M-2)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient front and rear yards.

VOTED: In reference to petition Z-12084, James Cushman, 50 Old Rutherford Avenue, Charlestown, for forbidden use and two variances to erect two-family dwelling in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Reconfiguration of Rutherford Avenue has eliminated the former manufacturing uses and created a residential area. Triangular-shaped lot precludes compliance with yard requirements.



2-12084 50 Old Rutherford Ave., Charlestown

MEMORANDUM

AUGUST 18, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 20 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	2			
Back Bay				
Beacon Hill		1		
Charlestown				
Chinatown				
City Proper				
Dorchester	1			
East Boston				
Fenway				
Government Center				
Hyde Park	2			
Jamaica Plain				
Kenmore				
Mattapan				
north End				
Roslindale	1			1
Roxbury	3			
South Boston	3			1
South Cove				
South End	3			1
West Roxbury	1			

NPZ/15.MEM
081788/1

Allston-Brighton

Approval Z-11736. 270 Parsons St. Retail stores, tanning salon.

Approval Z-11705. 62 North Beacon St. Two additions.
Denial

Beacon Hill

Denial Z-11733. 24-30 Lime St. Roof addition.

Dorchester

Approval Z-11799. 11 Savin Hill Ave. Dormer addition.

Hyde Park

Approval Z-11740. 51 Garfield Ave. Greenhouse addition.

Approval Z-11801. 137 Washington St. Addition.

Roslindale

Approval Z-11750. 29 Firth St. Rear porches.

Deferral Z-11763. 103 Mt. Hope St. Sale of used cars.

Roxbury

Approval Z-11745. 2 Eldora St. Addition

Approval Z-11752. 94 Hillside St. Two to three family dwelling.

Approval Z-11952- 776-792 Parker St. Twelve apartments.
11955.

South Boston

Deferral Z-11741. 809-813 East Fourth St. Laundromat.

Approval Z-11749. 103 West Eighth St. Legalize three family dwelling.

Approval Z-11751. 812 East Sixth St. Legalize warehouse, offices, garage.

Approval Z-11891- 116-138, 133-137 Tudor St. 56 apartments.
11893.

South End

Approval Z-11398. 149-151 West Brookline St. Four apartments.

Approval Z-11753. 42 Rutland Square. Two to three family dwelling.

Deferral Z-11743. 180-188 Shawmut Ave. 40 apartments.

Approval Z-11066 & 131-133 Pembroke St. Existing five and six apartment
11569. structures.

West Roxbury

Approval Z-11732. 49 Charles Park Rd. Additions to warehouse.

BOARD OF APPEAL REFERRALS

AUGUST 18, 1988

Hearing

- | | | | |
|-----|----------------------|---------|--|
| 1. | Z-11066
& Z-11509 | 8/16/88 | Pembroke Realty Trust
131-133 Pembroke Street, Boston |
| 2. | Z-11398 | 8/16/88 | Mario Nicosia, Trustee
N & M Trust
149-151 West Brookline Street, Boston |
| 3. | Z-11732 | 8/16/88 | Uno Restaurants, Inc.
49 Charles Park Road, West Roxbury |
| 4. | Z-11733 | 8/16/88 | Ron Lawner
24-30 Lime Street, Boston |
| 5. | Z-11736 | 8/16/88 | Irving Atkin and Charles Brenner
270 Parsons Street, Brighton |
| 6. | Z-11740 | 8/16/88 | Raymond Wilfert
51 Garfield Avenue, Hyde Park |
| 7. | Z-11741 | 8/16/88 | Jon E. Christensen
809-813 East Fourth Street, South Boston |
| 8. | Z-11743 | 8/16/88 | CCBA Limited Partnership
180-188 Shawmut Avenue, Boston |
| 9. | Z-11745 | 8/16/88 | David Liberman
2 Eldora Street, Roxbury |
| 10. | Z-11749 | 8/16/88 | Michael Brown
103 West Eighth Street, South Boston |
| 11. | Z-11750 | 8/16/88 | Mary F. Nemec
29 Firth Road, Roslindale |
| 12. | Z-11751 | 8/16/88 | Ludor Realty Trust
812 East Sixth Street, South Boston |
| 13. | Z-11752 | 8/16/88 | Carl McPhee
94 Hillside Street, Roxbury |
| 14. | Z-11753 | 8/16/88 | Dorothy F. & Benjamin Quamina
42 Rutland Square, Boston |
| 15. | Z-11763 | 8/16/88 | Liolios Realty Trust
103 Mt. Hope Street, Roslindale |
| 16. | Z-11765 | 8/16/88 | Forrest D. & Suzanne Z. Whitcher
62 North Beacon Street, Allston |

BOARD OF APPEAL REFERRALS

AUGUST 18, 1988

Hearing

17. Z-11799 8/16/88 Paul Desjardins
11 Savin Hill Avenue, Dorchester
18. Z-11801 8/16/88 Mr. & Mrs. Ronald Fiore
137 Washington Street, Hyde Park
19. Z-11891-11893 8/16/88 First Homes Development, Inc.
116-138 & 133-137 Tudor Street
South Boston
20. Z-11952-11955 8/16/88 Boston Public Facilities Department
and Mission Hill Housing Corporation
776-778, 782-786, 788-792 and 794-798
Parker Street, Roxbury

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11066 & Z-11569
Pembroke Realty Trust
131-133 Pembroke Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

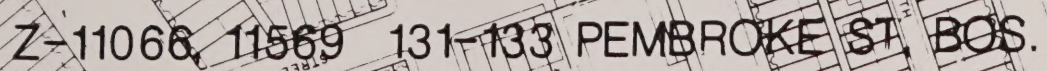
Purpose: Change occupancy from one-family dwelling to five
apartments and lodging house to six apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Lodging house converted for three or more families
is conditional use.

Insufficient lot area, open space, and off-street
parking.

VOTED: In reference to petitions Z-11066 & Z-11569, Pembroke
Realty Trust, 131-133 Pembroke Street, Boston,
for forbidden use, conditional use and five variances
for change of occupancy from one-family dwelling
to five apartments and lodging house to six
apartments in an apartment (H-2) district, the
Boston Redevelopment Authority recommends approval
with proviso that appellant review plans with Pilot
Block Neighborhood Association. Existing conditions.



Hearing: 8/16/88 Z-11398
Mario Nicosia, Trustee
N & M Trust
149-151 West Brookline Street
Boston

Site: 1,600 Square feet of land

District(s): Local business (L-2)

Purpose: Erect six-apartment, store, and laundry structure.

Violation(s): Excessive floor area ratio.

Insufficient open space, side, rear yards, setback
of parapet, and off-street parking.

VOTED: In reference to petition Z-11398, Mario Nicosia, Trustee, N & M Trust, 149-151 West Brookline Street, Boston, for six variances to erect six-apartment, store, and laundry structure in a local business (L-2) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the number of units not exceed four; that plans be submitted to the Authority for design review approval. Unit reduction will control density impact and preserve neighborhood character.



Z-11398 149-151 West Brookline St., Boston

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11732
Uno Restaurants, Inc.
Aaron Spencer
49 Charles Park Road
West Roxbury

Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Erect two-story addition to office-warehouse structure.

Violation(s): Off-street parking not allowed in front nor within
five feet of side lot line.

Insufficient front yard.

VOTED: In reference to petition Z-11732, Uno Restaurants, Inc. Aaron Spencer, 49 Charles Park Road, West Roxbury, for three variances to erect two-story addition to office-warehouse structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Proposed additions are compatible. Irregularly-shaped lot precludes compliance with front yard requirement.



Z-11732 49 Charles Park Rd., West Roxbury

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11733
Ron Lawner
24-30 Lime Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Erect roof addition to six-apartment structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11733, Ron Lawner, 24-30 Lime Street, Boston, for variance to erect roof addition to six-apartment structure in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. Rear roof addition is inappropriate. Floor area increase is unwarranted. Beacon Hill Civic Association is opposed.



Z-11733 24-30 Lime St., Boston

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11736
Charles Brenner
270 Parsons Street
Brighton

Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from retail store to same, tanning salon, and bridal shop.

Violation(s): Insufficient off-street parking.
Interim Planning Overlay District.

VOTED: In reference to petition Z-11736, Charles Brenner, 270 Parsons Street, Brighton, for variance for change of occupancy from retail store to same, tanning salon, and bridal shop in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to parking lot design, landscaping, and signage be submitted to the Authority for design review approval. Allston-Brighton PZAC recommends approval.



Z-11736 270 Parsons St., Brighton

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11740
Raymond Wilfert
51 Garfield Avenue
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story greenhouse addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11740, Raymond Wilfert, 51 Garfield Avenue, Hyde Park, for variance to erect one-story greenhouse addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Adequate rear yard will remain.



Z-11740 51 Garfield St., Hyde Park

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11741
Jon E. Christensen
809-813 East Fourth Street
South Boston

Site: 3½-Story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three-family dwelling and bakery to three-family dwelling and laundromat.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-11741, Jon E. Christensen, 809-813 East Fourth Street, South Boston, for change in nonconforming use for change of occupancy from three-family dwelling and bakery to three-family dwelling and laundromat in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until plans are reviewed by the Authority and community. Submitted plans are insufficient. Concerns are: number, type, and location of washing machines, East Fourth and N Street elevations, signage, and type of laundromat.



8

BOARD OF APPEAL REFERRALS - AUGUST 16, 1988

Hearing: August 16, 1988 #Z-11743
CCBA Limited Partnership
180-188 Shawmut Avenue
Ward 3, Castle Square

Site: Vacant Land

District: Manufacturing (M-2)

Purpose: Construction of an eight story 40 unit multi-family building, and 28 parking space provided in an underground garage and surface parking.

Violations: Section 8-7, Use Item #7 Conditional use
Section 10-1 Off-street parking is not allowed within the front nor side yard
Section 15-1 Floor area is excessive
Section 18-1 Front yard is insufficient
Section 19-1 Side yard is insufficient
Section 20-1 Rear yard is insufficient
Section 21-1 Set back of parapet is insufficient
Section 23-9 Off street parking facilities are insufficient

VOTED: In reference to petition #Z-11743, CCBA Limited Partnership, 180-188 Shawmut Avenue, Boston, for conditional use permit and seven zoning variances to construct an eight story 40 unit residential building and an underground garage and surface parking for 28 vehicles in a manufacturing (M-2) district:

The Boston Redevelopment Authority recommends deferral. Although the project receives the full support of the Authority, it is undergoing design review as required by the Massachusetts Housing Finance Agency, which is providing funds for the development of this affordable housing project. The outcome of this design review may affect the variances the developer may require. Therefore the Authority jointly requests with the Chinese Consolidated Benevolent Association the deferral of action on this important community project.



Z-11743-180-188 Shawmut Ave., Boston

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88

Z-11745
David Liberman
2 Eldora Street
Roxbury

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to two-family dwelling;
erect third-floor addition.

Violation(s): Excessive floor area ratio.
Insufficient front and rear yards.

VOTED: In reference to petition Z-11745, David Liberman, 2 Eldora Street, Roxbury, for three variances for change of occupancy from three- to two-family dwelling and erect third-floor addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal will restore third floor which was destroyed by fire.



Z-11745 2 Eldora St., Roxbury

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11749
Michael Brown
103 West Eighth Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11749, Michael Brown, 103 West Eighth Street, South Boston, for forbidden use and two variances to legalize occupancy for three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing condition; compatible with multifamily residential neighborhood.

ORCHESTER

~~103 West Eighth St., South Boston~~

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88

Z-11750
Mary F. Nemec
29 Firth Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Remove and replace porches on two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11750, Mary F. Nemec, 29 Firth Street, Roslindale, for variance to remove and replace porches on two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing porches are deteriorated and pose a safety hazard. Yard violation is minimal.



JAMES F. HEALY
PLAYGROUND

2-11750 29 Firth Rd., Roslindale

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11751
Ludor Realty Trust
Lucille Kay, Trustee
812 East Sixth Street
South Boston

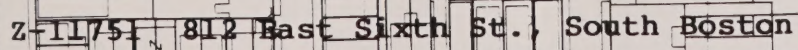
Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from warehouse to same, offices,
and garage.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-11751, Ludor Realty Trust, Lucille Kay, Trustee, 812 East Sixth Street, South Boston, for change in nonconforming use for change of occupancy from warehouse to same, offices, and garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition for approximately twenty years. No exterior changes.



Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11752
Carl McPhee
94 Hillside Street
Roxbury

Site: 3½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11752, Carl McPhee, 94 Hillside Street, Roxbury, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant received approval from Board of Appeal for three units in 1986 but inadvertently failed to resume process for permit.



Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11753
Dorothy F. and Benjamin Quamina
42 Rutland Square
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient open space.

VOTED: In reference to petition Z-11753, Dorothy F. and Benjamin Quamina, 42 Rutland Square, Boston, for conditional use and variance for change of occupancy from two- to three-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the appellant review plans with Claremont Neighborhood Association. Existing condition since 1984.

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11763
Liolios Realty Trust
103 Mt. Hope Street
Roslindale

Site: Gas service station

District(s): Local business (L-.5)

Purpose: Use premises for outdoor sale of used cars.

Violation(s): Outdoor sale of used cars is forbidden use.

VOTED: In reference to petition Z-11763, Liolios Realty Trust, 103 Mt. Hope Street, Roslindale, for forbidden use for use of premises for outdoor sale of used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral until plans are reviewed by the Mt. Hope-Canterbury Street Association. The seriousness of auto-related uses and the prominent location of existing service station requires community input.



Z-11763 103 Mt. Hope St., Roslindale

8/18/88

Hearing: 8/16/88 Z-11765
Forrest D. & Suzanne Z. Whitcher
62 North Beacon Street
Allston

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: ERect two-story addition to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side and rear yards.

VOTED: In reference to petition Z-11765, Forrest D. & Suzanne Z. Whitcher, 62 North Beacon Street, Allston, for three variances to erect two-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval of first-floor addition and denial of second-floor addition which is inappropriate as it would block sunlight, air, and views of neighboring property and would be excessively dense given the small 4,000-square-foot lot.



2-11765 62 North Beacon St., Allston

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11799
Paul Desjardins
11 Savin Hill Avenue
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: ERect addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11799, Paul Desjardins, 11 Savin Hill Avenue, Dorchester, for variance to erect addition to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment of dormer be submitted to the Authority for design review approval. Proposal is part of a complete rehabilitation of structure.



2-11799 Savin Hill Ave., Dorchester

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11801
Gail Fiore
137 Washington Street
Hyde Park

Site: 1½-Story structure

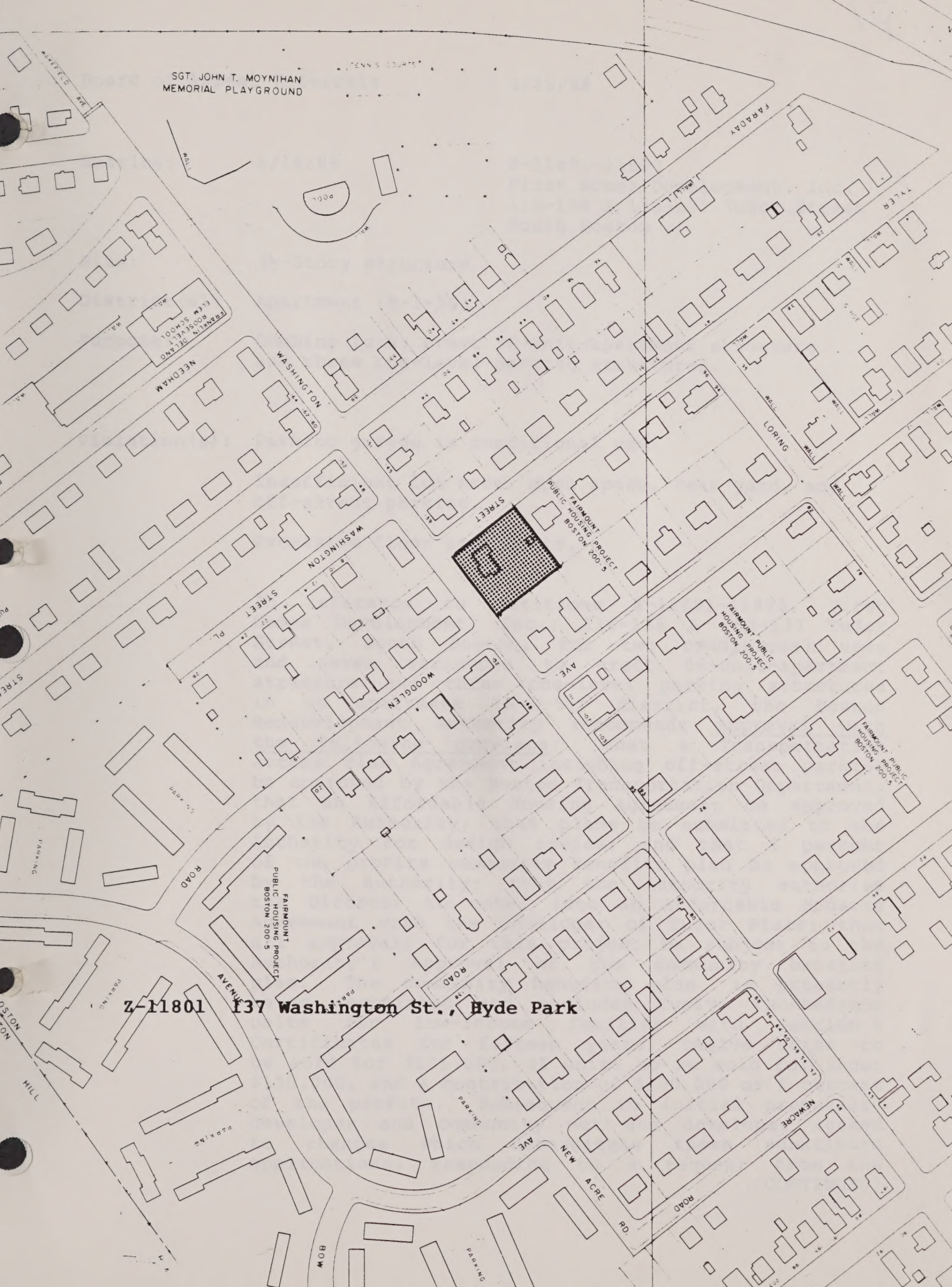
District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11801, Gail Fiore, 137 Washington Street, Hyde Park, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal provides needed living space and is not excessive.

SGT. JOHN T. MOYNIHAN
MEMORIAL PLAYGROUND



Z-11801 137 Washington St., Hyde Park

Hearing: 8/16/88 Z-11891-11893
First Homes Development, Inc.
116-138 & 133-137 Tudor Street
South Boston

Site: 3½-Story structure

District(s): Apartment (H-1-50)

Purpose: Combine lots; erect 56-unit-apartment structure
and three one-level parking structures.

Violation(s): Parking garage is conditional use.

Insufficient lot area, open space, rear yard, and
off-street parking.

Excessive floor area ratio.

In reference to petitions Z-11891-11893, First Homes Development, Inc., 116-138 & 133-137 Tudor Street, South Boston, for two conditional uses and seven variances to erect 56-unit-apartment structure and three one-level parking structures in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that a Transportation Access Plan Agreement including off-street parking be approved by the Boston Transportation Department; that an Affordable Housing Agreement be approved by the Authority; that plans be submitted to the Authority for design review; and that 5 percent of the profits community benefits plan be approved by the Authority; that the Authority authorize the Director to enter into an Affordable Housing Agreement with the developer of Tudor Place; that all approvals for this project be subject to the Authority's approval of the community benefits plan. The community benefits plan is presently being negotiated and includes twelve two-bedroom units for low-income families with Section 8 Certificates for fifteen years, twelve units to be sold for \$105,000, 35 units to be sold for under \$130,000, and a contribution of \$100,000 or 5 percent of the profits. Subsequent to initial proposals, developer and community met and developer agreed to changes which necessitate these substitute applications, responding to a request from the

(CONTINUED)

AUGUST 18, 1988

Z-11891-11893

Page 2

community to provide less housing and more parking. The existing building will be demolished and in its place a new structure will be constructed with fewer units and more parking. The 137 and 133-135 Tudor Street applications provide for off-street parking and a landscaped park on a lot that was not yet owned by the petitioner in March, 1988, but reviewed in the initial proposal. The total number of apartments will remain 110 and the number of parking spaces at 130 as approved by the Board of Appeal in March.

Board of Appeal Referrals

8/18/88

Hearing: 8/16/88 Z-11952-11955
Boston Public Facilities Department
and Mission Hill Housing Corporation
776-778, 782-786, 788-792 and 794-798
Parker Street, Roxbury

Site: Vacant land

District(s): Apartment (H-1), Residential (R-.8), and Manufacturing (M-2)

Purpose: Erect twelve units of housing in three new buildings
and fifteen surface parking spaces.

Violation(s): Forbidden use (studio), conditional use permit
(parking lot), conditional use permit (parking
off site), and side yard variance.

VOTED: In reference to petition Z-11952-11955, Boston
Public Facilities Department and the Mission Hill
Artists Housing Corporation, 776-778, 782-786,
788-792 and 794-798 Parker Street, Roxbury, for
five variances and three conditional use permits
in an apartment (H-1) district, a residential (R-.8)
district, and a manufacturing (M-2) district, the
Boston Redevelopment Authority recommends approval
with design review. The Boston Redevelopment
Authority transferred BRA-owned land to PFD in
the Spring of 1988 for this project. PFD made
the Mission Hill Artists Housing Corporation
tentative designated developer in March, 1988.
Nine of the 12 units will be artist live/work space
studios which will be incorporated as a limited
equity cooperative. Three will be sold as
market-rate condominiums. At least five of the
nine artist's units will be affordable to low- and
moderate-income residents. The community has been
an integral part of the planning and design of
this project. There is wide spread community
support.